

Fw: July 2025 newsletter from StQW Forum and St Helens RA

From: St Helens Residents Association (sthelensassn@aol.com)

To: Henrypeterson@aol.com

Date: Monday 4 August 2025 at 14:31 BST

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From: Henry Peterson <sthelensassn@137052101.mailchimpapp.com>

To: "sthelensassn@aol.com" <sthelensassn@aol.com>

Sent: Tuesday 29 July 2025 at 10:36:23 BST

Subject: July 2025 newsletter from StQW Forum and St Helens RA

St Helens Residents Association

St Quintin and Woodlands Neighbourhood Forum



Successive heatwaves are not slowing the pace of planning and development activity in our neighbourhood. This newsletter covers the two new applications from Berkeley Homes St William at Kensal Canalside, a planning appeal on Unit 9 Latimer Road, and some other local news and consultations.

Kensal Canalside – St William submit their proposals for up to 891 new homes

Over the past five years, the Council has been trying to ensure that the two sets of major development plans for the Kensal Canalside Opportunity Area are progressed in parallel. But the long awaited planning application from St William was finally submitted only last month.

Our June newsletter included a further StQW objection to the 2023 application from Ballymore/Sainsburys – on the basis that poor levels of public transport access and a single road access from Ladbroke Grove cannot sensibly support high rise high density housing. There remains no definite news on when these proposals will be decided. 'In the autumn' is our best guess.

St William (part of the Berkeley Homes group) were due to submit their application earlier this year, but have taken several months longer to finalise details. As with the Ballymore proposals, the application is 'hybrid' and consists of detailed plans for an initial phase of 241 new homes along with outline proposals for further phases leading to a total of

between 794 and 891 homes.



The proposals involve 6 blocks of housing ranging in heights from 11 – 31 storeys. Both developers are working to a Site Allocation in the RBKC 2024 Local Plan which seeks to limit the height of residential towers to that of Trellick Tower. This is a limit which many may consider excessive, but needs to be compared with the 55 storey towers built (and with 3 more consented) at North Acton on the far side of the Scrubs.

The details of the application can be found on the RBKC planning system at this [link](#) or via reference PP/25/03535. The stated closing date for consultation is 19th September. While responses can be submitted after this date and up until the date of decision, these St William proposals seem unlikely to encounter the same extended delay in decision-making as for the application from Ballymore/Sainsburys.

Plans by St William for decontamination and remediation of a former gasworks site will again be a big issue locally. No pedestrian/cycle bridge across the canal to Kensal Cemetery is included in the application, although a site for this is 'safeguarded'.

There are over 200 documents on the RBKC online planning file. In our next newsletter we will give more information on how the proposals are being received, by organisations such as the Kensington Society and Kensal Triangle RA, and other groups in North Kensington. The lack of road access to and from the site is even more acute at the western end of the Opportunity Area,

A separate application from St William covers '*Public realm, landscaping and highway improvement works to Canal Way, including works to Ladbrooke Grove / Canal Way junction, and associated works*'. This relates to a possible scenario of the Ballymore application proving unsuccessful and the St William part of the overall site being developed first.

Planning Appeal on Unit 9 Latimer Road

As was always thought likely, Rathplace Development have appealed to the Planning Inspectorate to reverse the May 1st decision of the RBKC Planning Applications Committee. The committee chose to refuse the application to redevelop this light industrial unit, on a 3 to 2 vote..

More information on the appellant's case statement, and a copy of the response to this submitted by StQW, is on our website at this [link](#). We have worked closely with the Latimer and Eynham Preservation Society on this representation, and we hope that the Planning Inspector will consider it with care.

The deadline for representations/comments from 'interested parties' (which includes individual residents) is very close (July 30th). The post on our website ([link above](#)) explains how such comments can be submitted.

The Met's new platform for communication with residents

The Metropolitan Police have been alerting residents associations and community groups across London to their new Met Engage online platform at [Home Page - Met Engage](#)

This is a free messaging service which provides crime updates, safety advice, and news from the local Neighbourhood Policing Team. This includes warnings about scams and frauds, and invitations to community meetings and events.

Any resident can sign up to the service. This involves a fairly simple registration process asking for personal details and an email address and/or mobile phone number depending on whether you want to receive email or text messages, or both. This is not a service for reporting crime, for which 999 or 101 remain the route to use.

It is somewhat ironic that this new service has been launched just as we hear that Kensington Police station at 72 Earl's Court Road is on a list for closure of its 24/7 front desk service. More relevant to us is that the limited hours front counter at Royalty Studios in Lancaster Road is also due to be closed.

Joe Powell MP has written to Sir Mark Rowley Commissioner of the Metropolitan Police setting out his concerns on both these potential decisions. They follow the closure of the front desk at Notting Hill police station in Ladbroke Grove a decade ago, with the long-term future of this building still undecided.

More controls on e-bikes on the way

Our previous items on the Imperial College plans for an underpass between their Wood Lane campus and Latimer Road have commented on how the use of illegally modified e-bikes are causing real threats to pedestrians. Use of rented e-bikes by those users who pay no heed to the Highway Code has also become a London-wide problem.

There are now some Government responses in the pipeline. The Devolution and Community Empowerment Bill will give local councils stronger powers to tackle poor parking, anti-social behaviour, and to hold rented e-bike companies to account. New powers in the Crime and Policing Bill will mean illegally modified e-bikes and e-scooters can be seized and crushed within 48 hours.

These are both issues on which Joe Powell has been campaigning over the past year, with support from many hundreds of residents who have contacted him or filled in surveys. His Annual Report on a first year as Kensington and Bayswater's MP can be found at this link <https://indd.adobe.com/view/0042b235-9ca9-4f10-8fef-23198f369173>

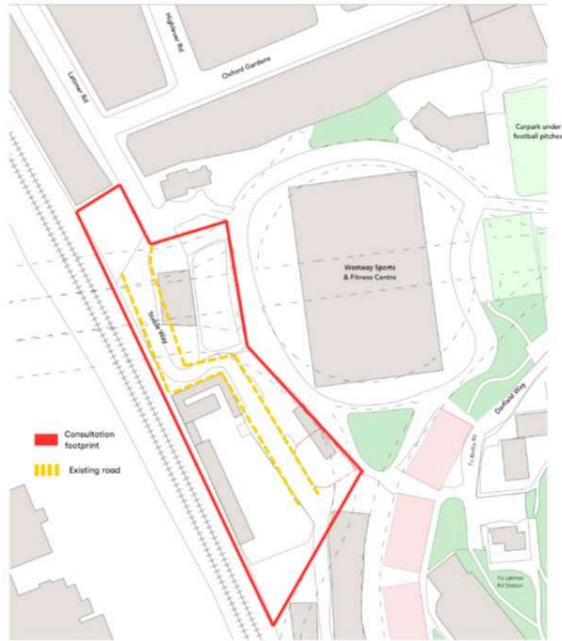
Further NHS reorganisation

It was announced last week that two of London's Integrated Care Boards are to merge. North Central London ICB and North West London ICB both took decisions to this effect at separate meetings. The combined body will oversee health strategies for 4.5 million Londoners in 13 Boroughs, and will manage the NHS budget for local hospitals and GP surgeries.

We will ask our local GP surgeries, currently covered by North West London ICB, how they view this prospect and will report back in our next newsletter.

The Westway Trust is consulting on the future of Stable Way

The Trust is currently [holding a consultation](#) on their future plans for Stable Way (this is the unadopted road which leads to and from the Travellers site, at the southern end of Latimer Road).



The consultation is broad brush, with an online survey asking respondents to rank potential uses in priority order and to comment on further issues that should be considered. The StQW Forum. The StQW Forum has argued in the past this location is suitable for a mixed use development including new housing with retail or class E1 uses on the ground floor..

The site includes the airspace above Imperial's planned underpass and is of a size which would allow for some affordable/social housing to be included. This would compensate for the fact that any individual redelopments at Units 1-14 will contain too few flats to trigger the requirement for any affordable housing. **The Trust's consultation (link above) ends on August 4th.**

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