

July newsletter from StQW Forum and St Helens RA

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St Helens Residents Association St Quintin and Woodlands Neighbourhood Forum



Imminent traffic chaos in the neighbourhood

Our June newsletter warned of the start of TfL works to the Westway roundabout. **These start tonight at 10pm** and are safety measures to replace four expansion joints in the structure. The first phase of works is due to run until August 22nd.

During this phase the eastbound slip road from Westway roundabout and the A3220 West Cross route southbound between the Westway Roundabout and the Holland Park Roundabout will be closed to all traffic.

The MyLondon website has published a map of closures, as below (only the southbound half of the West Cross Route will be closed).



MyLondon comments *The A40 Westway will remain open for journeys into and out of Central London but you will need to come off the A40 before the Westway Roundabout, however TfL has not given a suggested official diversion to do that. The most direct option is to come off the A40 eastbound onto Wood Lane northbound using North Pole Road and St Quintin Avenue to get around the Westway Roundabout and back onto the A40, but these routes are likely to be very busy.*

To get '*back onto the A40 eastbound*' presumably refers to travelling onwards from Ladbroke Grove to the Marylebone Road? Will drivers understand the full extent of this diversion? Works by LB Hammersmith & Fulham to Depot Road are also taking place until September, already causing congestion to traffic southbound on Wood Lane.

As drivers struggle to find their 'alternative routes' it looks as though our neighbourhood could see unprecedented levels of traffic chaos lasting many weeks.

Report back from the StQW/SHRA AGM

This meeting on July 10th was well attended with 52 members gathering at St Helens Church. Elections to the management committees of StQW and St Helens RA were uncontested, and the following were re-elected for a further year:

StQW management committee

Steve Divall (St Helens Church)
Kim Evans, Dalgarno Gardens
Pat Healy, Oakworth Road
Catherine Mannheim, Highlever Road
David Marshall, Finstock Road
Tania Martin, Highlever Road (Secretary)
Ben Martinez, St Helens Gardens
Henry Peterson, Highlever Road (Chair)
Jeremy Raphaely, Highlever Road
Fiona Withey, Kelfield Gardens
Co-optees Maggie Tyler (SHRA Treasurer), Jenny Harborne

St Helens Residents Association

Pat Healy (Oakworth Road)
Catherine Mannheim (Highlever Road)
David Marshall (Finstock Road)
Tania Martin (Secretary) (Highlever Road)
Henry Peterson (Chair) (Highlever Road)
Maggie Tyler (Treasurer) (Wallingford Avenue)
Fiona Withey (Kelfield Gardens)
(This committee meets jointly with the StQW committee) The

The meeting discussed two proposed developments in Latimer Road (at Unit 9 and at Ivebury Court). Both are at pre-application stage and we don't yet have floorplans and sections of the Unit 9 building. Once applications are submitted and RBKC starts its public consultation period, we will hold a Zoom session open to all members to gather views and comments before submitting a StQW/SHRA response to each application.

During this discussion Peter Tate (owner of the Playground Theatre) explained that continuing to run the theatre was not financially viable without bigger audiences. We need to spread the word about the autumn season of productions if the neighbourhood is to retain this cultural asset.

We also discussed the licence application submitted by Wentworth Andersen for a new licence for the ground floor and basement of 274 Latimer Road (the former Ariadne Nektar). Three options were considered by the meeting for responding to the application. On a hand vote there was near unanimous

agreement that our response should support continuation of a pub at this location, but question why the first floor dining room should be removed from the proposed trading area? We also agreed that a 12pm closing hour on certain nights is too late in what is an off-centre residential area.

In planning terms, the whole building is classed as a pub with ancillary landlord accommodation on the second floor. Wentworth Andersen have chosen to go ahead and refurbish the upper floors as flats. These have not yet been marketed, as no application for change of use has yet been made or approved. These floors of the building do not have planning permission for C3 residential use, as we have been pointing out to estate agents involved and to Wentworth Andersen since before the building was sold in May 2023.

Residents in Latimer Road have many reservations about the licence application, with two formal objections submitted. Two successive representations have also been submitted by StQW/SHRA and copies will be posted at <https://stqw.org/wordpress/>. The Council's Licensing Sub-Committee is due to decide the application on **August 1st** and we will be asking to speak at the meeting. The agenda can be found at this [link](#) on the RBKC website.

Proposals for Kensal Cemetery

The [Friends of Kensal Green Cemetery](#) have been assessing proposals by the owners of the cemetery which will have significant consequences for the future of this 72 acre open space.

Kensal Green Cemetery is still owned by the [same company](#) which founded it in 1830, with whom the Friends work to restore monuments and maintain the historic landscape. The General Cemetery Company issued on 10 June 2024 a briefing note on its proposals for the future ownership and management of Kensal Green Cemetery.

Copies of this and a second briefing can be downloaded from the website of the Friends at [this link](#). If you are interested in the proposals to reconstitute the company (or perhaps have ancestors buried there) **the deadline for responses to the GCC proposals (to be sent to the company) is July 31st.**

North Kensington Social Justice Archive

This is [a community initiative supported by RBKC Libraries and Archive Services](#). The aim is to build an archive reflecting the 150 years in which North Kensington has been at the centre of many campaigns to fight for social justice and equality.

A group from UCL Consultants is working with local people and will be holding a workshop on **Tuesday 23rd July 12 noon to 8pm at North Kensington Library**. More details of how to take part as a participant in this workshop are at this [link](#) on a UCL website.

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