



St Quintin and Woodlands Neighbourhood Forum

Newsletter July 2014

Draft Neighbourhood Plan nears completion

A series of four open meetings have been held in recent months, at St Helens Church hall, to discuss the content of the StQW Neighbourhood Plan. The latest meeting (on July 10th) looked at the full set of proposed policies for the Plan.

These policies will be the most important part of the final document, as they will affect the decisions taken by RBKC on planning applications as and when the Plan is adopted. It is these policies on which people will be invited to vote at a local referendum, once the Draft Plan has been submitted to the council and examined by an independent planning inspector.

You can see a full version of the Draft Plan at this [link on the www.stqw.org website](http://www.stqw.org). The meeting on July 10th discussed and agreed on several points which have now been incorporated into the latest Draft.

- On Conservation issues, we refined some of the proposals previously discussed in May. It was agreed that a policy of no painting of brickwork on front facades **should not be applied** to those streets in the Conservation Area where many houses are already painted (Bracewell Road both sides of the street, and the western side of Brewster Gardens). Nor would it apply in streets with houses with render or pebbledash (Dalgarno Gardens, Pangbourne Avenue, northern part of Highlever Road).

- Similarly, it was agreed that a continued restriction on installing rooflights to front roofs should **not be extended** to the same set of streets, given the number of existing properties with front rooflights.

- Residents at the meeting were relaxed about painting (or rendering) of the brickwork on the back of houses, which it was felt should be allowed (e.g. insulated render to save fuel costs).

- There was strong support for the proposed STQW Policy on **open space**. This involves the designation of the three remaining backland sites as Local Green Space (Nursery Lane, the Bowling Club, and the Methodist Church site which houses the New Studio Pre School).

There was equally strong support for locating new **housing** in Latimer Road, as part of wider plans for widening the mix of uses and activities in the street.

- Proposed StQW policies for **Latimer Road** include retaining commercial use on the ground floor of buildings while allowing residential above. This would apply to the redevelopment of the light industrial units (Units 1-14) and to the refurbishment of other buildings.

- A maximum height limit of 14m was agreed by the meeting as an appropriate guideline for the western side of the road. This is the same height as the present Morelli building at number 337. The position of a building in the street would also be a factor, taking account of the much greater heights of the new buildings planned for Imperial West.

- It was also agreed that the Draft Plan should make the case for a direct bus route to Kensington High Street, and for a Boris Bike station within the StQW area. The Forum is also working with ward councillors and the West London Line Group in lobbying for an additional Overground station on the West London Line, beneath the Westway roundabout.

All the recent meetings have been well attended, with ward councillors present. Coupled with the 106 responses to the StQW Survey, this has helped to ensure that the proposals being made in the StQW Neighbourhood Plan have widespread support within the area.

Please continue to feed in views and suggestions. There will be a 6 week statutory public consultation on the 'Submission Draft' of the Plan, organised by the council. We hope that this can start in September.

Latest news on the Nursery Lane site

The meeting on the July 10th also heard that the shortlist of bidders for the Nursery Lane site has narrowed down to five.



We understand that these include the bid submitted by neighbouring residents to buy the site as a shared garden, and the bid from Octavia Hill Housing Association

(which is likely to involve sheltered or extra care housing).

The StQW Forum informed Knight Frank of the full list of planning constraints on the site, as we see them. It seems that this information was not passed on to bidders. We find this disappointing, and hope that bidders did their homework before making offers that assume it will be easy to obtain permission for residential development on this open space.